

FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION
MONTHLY FINANCIAL REPORT
MONTH END: FEBRUARY 28, 2023

RUN DATE
3/10/2023

BALANCE SHEET

ASSETS			
ACCOUNT	DISC.	BALANCE	AS OF
680404	OPERATING	\$891.45	2.28.23
972944	RESERVE	\$2,301.43	2.28.23
	INVESTMENT	\$82,621.29	2.28.23
	TOTAL ASSETS	<u>\$85,814.17</u>	2.28.23
LIABILITIES			
CATEGORY	DISC.	BALANCE	AS OF
LOAN DEBT		\$0.00	2.28.23
VENDOR INV. UNPAID		\$0.00	2.28.23
	TOTAL LIABILITIES	<u>\$0.00</u>	2.28.23
TOTAL ASSETS-LIABILITIES		<u>\$85,814.17</u>	2.28.23

END

COMPARATIVE INCOME AND EXPENSE TO BUDGET REPORT

	BUDGET ITEM NO.	CATEGORY	MTD ACTUAL	YTD ACTUAL	2022 BUDGET	VARIANCE
INCOME	A	ASSESSMENT INCOME	\$21,754.60	\$159,465.03	\$264,000.00	\$104,534.97
	B	LATE FEE INCOME	\$0.00	\$0.00	\$360.00	\$360.00
	C	INTEREST INCOME	\$0.65	\$558.74	\$120.00	-\$438.74
	D	COMPLIANCE FINES	\$0.00	\$0.00	\$0.00	\$0.00
		TOTAL INCOME	\$21,755.25	\$160,023.77	\$264,480.00	\$104,456.23
EXPENSE	1	ELECTRIC	\$500.49	\$2,643.01	\$4,500.00	\$1,856.99
	2	WATER/SEWER	\$0.00	\$36,227.49	\$38,000.00	\$1,772.51
	3	TRASH	\$601.28	\$3,895.18	\$6,240.00	\$2,344.82
	4	SECURITY	\$0.00	\$0.00	\$6,000.00	\$6,000.00
	5	SOCIAL	\$0.00	\$0.00	\$0.00	\$0.00
	6	LAWN CARE	\$0.00	\$36,225.26	\$20,000.00	-\$16,225.26
	7	TREE TRIMMING	\$0.00	\$24,825.00	\$12,500.00	-\$12,325.00
	8	GROUND'S CLEANUP	\$0.00	\$1,740.00	\$1,500.00	-\$240.00
	9	SNOW REMOVAL	\$6,135.00	\$14,465.00	\$15,500.00	\$1,035.00
	10	CONCRETE	\$0.00	\$450.00	\$10,000.00	\$9,550.00
	11	GENERAL MAINT.	\$11,657.35	\$44,532.07	\$18,000.00	-\$26,532.07
	12	GUTTER CLEANING	\$0.00	\$0.00	\$2,500.00	\$2,500.00
	13	GUTTER REPAIR	\$0.00	\$200.00	\$500.00	\$300.00
	14	ROOF REPAIR	\$0.00	\$475.00	\$2,000.00	\$1,525.00
	15	POWER WASHING	\$0.00	\$9,856.00	\$4,500.00	-\$5,356.00
	16	DECK MAINTENANCE	\$5,176.50	\$15,496.50	\$10,000.00	-\$5,496.50
	18	PEST CONTROL	\$0.00	\$150.00	\$3,900.00	\$3,750.00
	19	TERMITE CONTROL	\$0.00	\$0.00	\$3,000.00	\$3,000.00
	20	GARAGE DOORS	\$0.00	\$1,755.65	\$500.00	-\$1,255.65
	21	GENERAL ADMIN	\$0.00	\$4,605.64	\$2,200.00	-\$2,405.64
	22	INSURANCE	\$0.00	-\$558.72	\$58,200.00	\$58,758.72
	23	MANAGEMENT FEE	\$1,498.66	\$10,490.95	\$17,983.92	\$7,492.97
	24	TAX PREP/ACCOUNT	\$0.00	\$225.00	\$350.00	\$125.00
	25	TAXES/FEE'S	\$0.00	\$0.00	\$750.00	\$750.00
	26	LEGAL	\$0.00	\$1,814.11	\$3,000.00	\$1,185.89
	27	REC PAYMENTS	\$0.00	\$7,040.00	\$10,560.00	\$3,520.00
		TOTAL EXPENSE	\$25,569.28	\$216,553.14	\$252,183.92	\$35,630.78
RESERVE	17	RESERVE TRANSFER	\$1,000.00	\$5,700.00	\$12,000.00	\$6,300.00
	20	TRANSFER FROM RESERV	\$0.00	\$40,486.26	\$0.00	-\$40,486.26
		TOTAL RESERVE	\$1,000.00	-\$34,786.26	\$12,000.00	-\$34,186.26

END